



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.ci.kirkland.wa.us

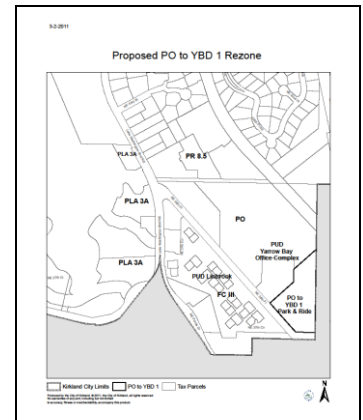
CITY OF KIRKLAND NOTICE OF HEARING

REQUEST: Amendments to the Zoning Map, Zoning Code and Municipal Code related to the South Kirkland Park and Ride site. The proposed Zoning Map amendments will rezone tax parcel 202505-9230 from PO to a new **YBD 1** zone. The proposed Zoning Code amendments will create a new zone in the Yarrow Bay Business District (YBD 1) which will retain all uses and development standards currently allowed within the PO zone, and add additional uses and standards to support transit-oriented-development. Proposed changes include allowing Attached or Stacked Dwelling Units, with additional uses such as commercial, school, government facility, entertainment, cultural and/or recreational uses and other miscellaneous uses to be allowed on the ground floor of residential development. Proposed amendments also include requirements for affordability in residential development, regulations to establish building height, setback and other development standards. Proposed changes also include the use of design review for the review of development proposals in the YBD 1 zone. The proposed changes to the Municipal Code include the addition of new design guidelines for development in the YBD 1 zone.

The proposal is in accordance with Z.C. Chapters 130, 135 and 160. Amendments will also include the addition of a new Z.C. Chapter 56 (Yarrow Bay Business District), and will affect Chapter 92-Design Regulations and Chapter 142-Design Review, and miscellaneous text amendments pursuant to Chapters 135 and 160. Amendments will also affect KMC Section 3.30 to add new Design Guidelines for the YBD 1 zone.

This proposal affects property in the Lakeview Neighborhood in Kirkland.

APPLICANT: City of Kirkland, Department of Planning and Community Development



PUBLIC HEARINGS: A public hearing will be held by the HOUGHTON COMMUNITY COUNCIL and the KIRKLAND PLANNING COMMISSION on March 24, at 7:00 p.m., or as soon thereafter as possible in the Council Chamber at 123 5th Avenue. The joint hearing before the Planning Commission and Houghton Community Council is the official hearing of the City. The Planning Commission and Houghton Community Council will prepare recommendations to the City Council for their decision at a public meeting. The date of the City Council meeting has not been set. The date of the Houghton Community Council meeting for final action has not been set.

PUBLIC COMMENT: During the meeting, anyone may speak or submit written comments. Before the meeting, written comments may be submitted to the Houghton Community Council and/or the Planning Commission in care of Dorian Collins of the Planning Department, at dcollins@ci.kirkland.wa.us. Please refer to Permit No. ZON10-00014 and include your name, mailing address and email address.

FOR MORE INFORMATION: You may view the official file (Permit No. ZON10-00014), available at the Planning Department or contact project planner, Dorian Collins at (425) 587-3249. More information is also available at www.kirklandpermits.net and at the project website: http://www.ci.kirkland.wa.us/depart/Planning/Code_Updates/TOD.htm.

People requiring a disability accommodation may call (425) 587-3000 or for TTY service call (425) 587-3111 prior to the meeting(s).



HOW TO PARTICIPATE IN A PUBLIC HEARING

Follow these two (2) simple steps:

1. In the Public Notice (either posted on the large white sign erected on the subject property, on the bulletin board at City Hall, or the publishing notice in the Seattle Times) make a note of the deadline date, the hearing date, and the hearing body.
 - ☐ The deadline date is the last day you may submit written comments if you will not attend the public hearing or if there will be a hearing on the proposal/project.
 - ☐ The hearing date is the day you may submit written and/or oral comments if you will attend the public hearing.
 - ☐ The hearing body is the group or individual who will consider the written and oral testimony.
2. You may participate in the public hearing process in either or both of the following ways:
 - ☐ Submit written comments to the appropriate hearing body either by:
 - a. Delivering these comments to the Kirkland Planning Department, 123 5th Avenue, Kirkland 98033, by the deadline date; or
 - b. Giving your written comments directly to the hearing body at the public hearing.

For the Planning Commission and Houghton Community Council, the Planning Department encourages you to submit any written comments at least 8 days before the hearing date so they will be able to receive and read the comments prior to the meeting.

 - ☐ Appear in person, or through a representative, at the hearing and giving oral comments directly to the hearing body.

To find out more:

1. Contact the City staff planner whose name and telephone number appears on the public notice and/or;
 2. Come to the Kirkland Planning Department between 8:00 a.m. and 5:00 p.m. and request to see the project file (the project file number is noted in the public notice). The file will contain proposed site plans and building elevations (if applicable) and other information.
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Should you have additional questions, please contact the Planning Department: (425) 587-3225.